

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED **OCT 25 1979**

DATE ENTERED

NOV 29 1979

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

AND/OR COMMON

R. O. PHILLIPS HOUSE

(LC13:D7-42)

"THE CASTLE"

2 LOCATION

STREET & NUMBER

1845 D Street

— NOT FOR PUBLICATION

CITY, TOWN

Lincoln

CONGRESSIONAL DISTRICT

First

STATE

Nebraska

— VICINITY OF

CODE

031

COUNTY

Lancaster

CODE

109

3 CLASSIFICATION

| CATEGORY | OWNERSHIP | STATUS | PRESENT USE |
|---|---|--|---|
| <input type="checkbox"/> DISTRICT | <input type="checkbox"/> PUBLIC | <input checked="" type="checkbox"/> OCCUPIED | <input type="checkbox"/> AGRICULTURE |
| <input checked="" type="checkbox"/> BUILDING(S) | <input checked="" type="checkbox"/> PRIVATE | <input type="checkbox"/> UNOCCUPIED | <input type="checkbox"/> MUSEUM |
| <input type="checkbox"/> STRUCTURE | <input type="checkbox"/> BOTH | <input type="checkbox"/> WORK IN PROGRESS | <input type="checkbox"/> COMMERCIAL |
| <input type="checkbox"/> SITE | PUBLIC ACQUISITION | ACCESSIBLE | <input type="checkbox"/> EDUCATIONAL |
| <input type="checkbox"/> OBJECT | <input type="checkbox"/> IN PROCESS | <input type="checkbox"/> YES: RESTRICTED | <input checked="" type="checkbox"/> PRIVATE RESIDENCE |
| | <input type="checkbox"/> BEING CONSIDERED | <input type="checkbox"/> YES: UNRESTRICTED | <input type="checkbox"/> ENTERTAINMENT |
| | | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> GOVERNMENT |
| | | | <input type="checkbox"/> INDUSTRIAL |
| | | | <input type="checkbox"/> MILITARY |
| | | | <input type="checkbox"/> PARK |
| | | | <input type="checkbox"/> RELIGIOUS |
| | | | <input type="checkbox"/> SCIENTIFIC |
| | | | <input type="checkbox"/> TRANSPORTATION |
| | | | <input type="checkbox"/> OTHER: |

4 OWNER OF PROPERTY

NAME

Marcia Laging Cummings

STREET & NUMBER

1140 South 20th Street

CITY, TOWN

Lincoln

STATE

Nebraska 68502

— VICINITY OF

5 LOCATION OF LEGAL DESCRIPTIONCOURTHOUSE,
REGISTRY OF DEEDS, ETC.

City-County Building

STREET & NUMBER

555 South 10th Street

CITY, TOWN

Lincoln

STATE

Nebraska 68508

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Nebraska Historic Buildings Survey

DATE

Ongoing

— FEDERAL STATE — COUNTY — LOCALDEPOSITORY FOR
SURVEY RECORDS

Nebraska State Historical Society

CITY, TOWN

1500 R Street, Lincoln

STATE

Nebraska

7 DESCRIPTION

CONDITION

EXCELLENT
 GOOD
 FAIR

DETERIORATED
 RUINS
 UNEXPOSED

CHECK ONE

UNALTERED
 ALTERED

CHECK ONE

ORIGINAL SITE
 MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The R. O. Phillips house occupies a prominent corner position in one of Lincoln's oldest residential neighborhoods, the Near South. Built from 1889-90 at a cost of \$60,000, the house was constructed according to the plans of architect J. H. W. Hawkins. A stately Colorado redstone mansion, the crenellated corner tower at the northeast amply suggests the local name for the house.

One of the fine Richardsonian Romanesque dwellings extant in Lincoln and the State, the Phillips house is a large rectangular mass replete with characteristic details (see Whiffen: 1969, p. 133 and photos # 1-5). Oriented with its narrow front facing D Street on the north, the east side carriage entrance has more visual prominence today due to the mature growth of trees and shrubs on the north. Both entrances lead to a wide ell-shaped stair hall. This hall separates a formal parlor under the circular tower in the northeast corner from the rest of the house. Two additional parlors, a large dining hall, breakfast nook, pantry, kitchen, bath and back stair hall complete the original room arrangement of the main level.

The second floor originally contained four bedrooms, a sitting hall, the stair hall and two original bathrooms, while the third floor provided space for a large ballroom complete with outside veranda above the circular corner tower. The house is finished throughout the two main levels with oak floors and woodwork which is still in excellent condition. Notable among the interior features are the fifteen fireplaces--five in the basement, four each on first and second floors and two on the third floor. Finished in a variety of Victorian motifs, most are of wood and/or ceramic tile finish while the large back parlor of the main floor exhibits a unique, massive stone mantle complete with naive carved figures.

Located just southwest of the house is the original carriage house. This building follows closely the design of the house and is the only known extant carriage house associated with a nineteenth century mansion in Lincoln.

A number of alterations have occurred in the ninety year history of the house but few have significantly altered historic fabric. The house and carriage house presently provide space for nine apartments--two on each of the four levels of the house and one in the loft of the carriage house. The only major exterior alteration was the removal of the simple, classically detailed wood porch on the east.

PERIOD

AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW

| | | | | |
|---|--|---|---|--|
| <input type="checkbox"/> PREHISTORIC | <input type="checkbox"/> ARCHEOLOGY-PREHISTORIC | <input type="checkbox"/> COMMUNITY PLANNING | <input type="checkbox"/> LANDSCAPE ARCHITECTURE | <input type="checkbox"/> RELIGION |
| <input type="checkbox"/> 1400-1499 | <input type="checkbox"/> ARCHEOLOGY-HISTORIC | <input type="checkbox"/> CONSERVATION | <input type="checkbox"/> LAW | <input type="checkbox"/> SCIENCE |
| <input type="checkbox"/> 1500-1599 | <input type="checkbox"/> AGRICULTURE | <input type="checkbox"/> ECONOMICS | <input type="checkbox"/> LITERATURE | <input type="checkbox"/> SCULPTURE |
| <input type="checkbox"/> 1600-1699 | <input checked="" type="checkbox"/> ARCHITECTURE | <input type="checkbox"/> EDUCATION | <input type="checkbox"/> MILITARY | <input type="checkbox"/> SOCIAL/HUMANITARIAN |
| <input type="checkbox"/> 1700-1799 | <input type="checkbox"/> ART | <input type="checkbox"/> ENGINEERING | <input type="checkbox"/> MUSIC | <input type="checkbox"/> THEATER |
| <input checked="" type="checkbox"/> 1800-1899 | <input type="checkbox"/> COMMERCE | <input type="checkbox"/> EXPLORATION/SETTLEMENT | <input type="checkbox"/> PHILOSOPHY | <input type="checkbox"/> TRANSPORTATION |
| <input checked="" type="checkbox"/> 1900- | <input type="checkbox"/> COMMUNICATIONS | <input type="checkbox"/> INDUSTRY | <input type="checkbox"/> POLITICS/GOVERNMENT | <input type="checkbox"/> OTHER (SPECIFY) |
| | | <input type="checkbox"/> INVENTION | | |

SPECIFIC DATES

1889-90

BUILDER/ARCHITECT

J. H. W. Hawkins

STATEMENT OF SIGNIFICANCE

R. O. Phillips played a prominent role in the early history and development of Lincoln. A townsite representative for the Burlington and Missouri River Railroad, Phillips was prominently involved with the building up of towns along this line in Nebraska, Kansas and Colorado. As a lawyer playing an active role in Lincoln politics he served as deputy county clerk, county clerk and as a member of the Nebraska legislature. He was secretary and treasurer of the Lincoln Land Company and headed the South Platte Company. Born in Greene County, Pennsylvania, he died in San Francisco, California, having spent the years from 1869 to 1898 in Lincoln (Sawyer: 1916, pp. 666-667; Watkins: 1913, pp. 519-520).

Architecturally, the Phillips house stands as a distinctive architectural entity and one of the few extant dwellings in the state which exhibit mature Richardsonian Romanesque features (see A. C. Ziemer house, NRHP Lancaster County; George Frank house, NRHP Buffalo County). The house represents a fine example of a major American style of architecture named after the creative genius of that style, Henry Hobson Richardson (Whiffen: 1969, pp. 133-140). Historical sources indicate that the mode received a favorable response in Nebraska, however few structures still exist.

Little is known of the architect for the Phillips house, John H. W. Hawkins, except that he was born in New York and was a graduate of Cornell University (Class of 1877). He located in Nebraska in 1885 and commenced a profitable business which included major residences and important public, commercial and religious buildings (Pen Sketches: 1892, p. 87). Of the three known extant structures executed by Hawkins, two, including St. Mathias Church in Omaha, are among the best Richardsonian Romanesque examples in the State.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

See continuation sheet

10 GEOGRAPHICAL DATA

UTM NOT VERIFIED

ACREAGE OF NOMINATED PROPERTY less than one

QUADRANGLE NAME Lincoln, Nebr.

QUADRANGLE SCALE 1:24000

UTM REFERENCES

A 14 694540 4519160
ZONE EASTING NORTHING

B [] [] []
ZONE EASTING NORTHING

C [] [] []

D [] [] []

E [] [] []

F [] [] []

G [] [] []

H [] [] []

VERBAL BOUNDARY DESCRIPTION

Lots 1 and 2, and the east 35 feet of lot 3, and the south 39 feet of the west 15 feet of lot 3 and the south 39 feet of the east 25 feet of lot 4, block 7, capitol addition to Lincoln; including the adjacent sandstone sidewalks.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

| STATE | CODE | COUNTY | CODE |
|-------|------|--------|------|
| | | | |
| | | | |

11 FORM PREPARED BY

NAME / TITLE

D. Murphy, Survey Architect

ORGANIZATION

Nebraska State Historical Society

DATE

October, 1979

STREET & NUMBER

1500 R Street

TELEPHONE

402/471-3270

CITY OR TOWN

Lincoln

STATE

Nebraska

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL STATE X LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

Marcus D. Kuehl

10/17/79

TITLE

Director, Nebraska State Historical Society

DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

William H. Brasnam
KEEPER OF THE NATIONAL REGISTER

DATE

11-29-79

ATTEST:

William H. Brasnam
CHIEF OF REGISTRATION

DATE

11-27-79

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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NOV 29 1979

CONTINUATION SHEET Bibliography

ITEM NUMBER 9

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Pen and Sunlight Sketches of Omaha and Environs. Chicago: Phoenix Publishing Co., 1892.

Sawyer, Andrew J. (Ed). Lincoln: The Capitol City and Lancaster County Nebraska. 2 volumes. Chicago: The S. J. Clarke Publishing Co., 1916.

Watkins, Albert. History of Nebraska. 5 volumes. Lincoln: Western Publishing and Engraving Co., 1913.

Whiffen, Marcus. American Architecture Since 1780: A Guide to the Styles. Cambridge, Mass.: The M.I.T. Press, 1969.